

1-Queens Boulevard station on new dual subway system. 2-Packard Company plant. 3-American Ever Ready Company plant. 4-Loose-Wiles biscuit factory. 5-Site of market planned by Long Island Railroad. 6-Dutch Kills Canal

Two Years' Development Has Turned Great Area From Waste Lands Into Bustling Centre of Bustling Centre of Bustling Centre of Business Activity.

Capital and City WorkingOut Big Plans

Rev Fork is in no danger of losing its plants as some state of expansion to provide a district capital and city workingOut Big Plans

Rev Fork is in no danger of losing its presence as seen gase of its many development are sufficient seen to the form of present the leading position for many being centrely worked and presented and revenue the state of the losing the lead and the plants on paper joined up the extreme of the state with the waterways at the very limited and the state work in the state of the losing the lead and the plants on paper joined up the extreme of the state with the strength of the state of the waterways at the very limited and the state of the losing the state of the losing the same area two paper joined up the state of the losing the same area two paper joined up the state of the losing the same area two paper joined up the state of the losing the same area two paper joined up the same paper joined up

489 NEW STRUCTURES FOR MANHATTAN one store and loft buildings to cost \$15,\$79,000; twenty-four office buildings, to cost \$15,355,000; twenty manufactories and workshops, to cost \$1,045,000; ten churches, to cost \$1,531,250; six hospitals to cost \$1,035,000; \$138,575; 31 churches, cost \$1,531,250; six hospitals to cost \$1,055,000; \$10,055,0

only 27 buildings to cost \$7,830,10

MAKER OF OLD VIEWS.

The pictures of New York landmarks, as they looked fifteen years ago, reproduced in Thir Stin last Sunday, were made by Irving Underhill, 239 Broadway, who makes a specialty of real estate photos and views of New York, That of Herald Square was copyrighted by him, credit of which was omitted.

In planned, October was noticeable as being the month when the least amount of money was involved, \$2,120,750 involved being the month when the least amount of money was involved, \$2,120,750 involved being the month when the least amount of money was involved, \$2,120,750 involved being the month when the least amount of money was involved, \$2,120,750 involved being the month when the least amount of money was involved, \$2,120,750 involved being the destinated cost of the 42 buildings filed during the period.

The classified report for the year shows that plans were filed for twenty-five dwelling douses, to cost \$792,500; in the proposition of the proposition

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ment and substance no manufacturing.

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ing.
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mizes good printing is It is located on two co near the Pennsylvania Stand the new General Post O

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St. 600 Cash

WAR AND PROSPERITY BIG LEASING FACTORS Return of Big Business Reduces Loft and Office Space and Vacant | Mark And Prosperity of Mark Bros., the largest Japanese importing firm in the country, in the block. Low rentals and the necessity of being close to the retailing zones are underlying reasons for the grade and of the best years the avenue has known since before the panic. Stores are very scarce along Fifth avenue to-day. There is no better judge of renting on who took advantage of the opportunity of setting close to shopping centres who took advantage of the opportunity of setting close to shopping centres who took advantage of the opportunity of setting close to shopping centres who took advantage of the opportunity of setting close to shopping centres when he undertakes a second operation before the first is rented there is good as been interrupted and living in European the setting to the force the first is rented there is good as been interrupted and living in European the setting to the force the first is rented there is good as been interrupted and living in European the setting to the force the first is rented there is good as been interrupted and living in European the setting to the force the first is rented there is good as been interrupted and not warrant them have been occupied again. The prosperity of Wall Street and business generally was reflected in apartment house sections. Polications are some longer necessary to gain tenants on longer necessary to gain tenant

Brokers had already hundreds of clients who wanted to part with part of their space. There was leasing of new premises of course, but comparatively speaking the new business did not amount to enough to affect even a little the general aspect of the leasing situation at the close of 1914. When brokers said that they thought business would be good last year they were only guessing, as there was nothing to warrant such views.

Brokaws, associated with Astor place for many years, took a lease of the Rossmore Hotel plot on Broadway near Forty-second street, with an eleven story structure to be built for them. It was a lease worthy of any market, involving as ft did, not only much capital but the removal of a long established firm from one section to another, which would be affected in one way or another by the new tenants. The Brokaw lease seemed to start matters, for a steady improvement was noticed as the days came and went. February showed good business, so did March and April, but the most leasing and probably the most sensational renting deals of the year were negotiated during the last half.

Scarcely a section of the business field of the city escaped the shifting of concerns. The shifting spirit was most perceptible in the clothing, importing, glass ware and printing trades.

The old mercantile and manufacturing concerns below Fourteenth street as far touth as City Hall, the problem of real

The old inercantile and manufacturing few weeks ago. This movement of the lace shows Fourteenth street as far pouth as City Hail, the problem of real cstate men and property owners, is colving itself in a manner worthy of notice. The former homes of concerns whose coming uptown has been the boon of new sections, these downtown zones began last year to regain the position they once held. When deserted, rentals were reduced to attract new tenants and to hold those remaining. Even with pentals down the exodus continued while way. Even lower Fifth avenue's small

to hold those remaining. Even with pentals down the exodus continued while the influx was small until last year, when a surprising amount of space was rented.

Rates there are fully 50 per cent, of what they were a few years ago. Just now this proud old business zone is rivalling in rates the outlying loft sections. Hoboken lofts are no cheaper than some of those in the old zone. Brooklyn loft owners have found their greatest competitor in the old central district of Manhattan. The result is that firms which could not pay old Manhattan rentals have this year come to the central zone, since rentals are equal and shipping facilities very much better than anywhere outside of Manhattan.

Lofte south of Fourteenth street was probably the only large concerted trade movement during the year. The glassware trade has settled in the old shopping block from Fifth to Sixth avenue and there it will stay for as many years probably as it has made Barelay, Park place and other downteen than anywhere outside of Manhattan.

Lofte south of Fourteenth street in that zone this year. One of these removes ago brought

and Office Space and Vacant

Apartments Too

The incoming year tound leasing in a precision year tound leasing in a precision of the further state and with a more reseate year of the properties of the propertie

sery healthy and advised clients aclordingly.

The trouble was primarily one of wide
answe; the general state of the business
of the country, or for that matter of
the entire world. With war in Europe
and several years of business depression behind a cheerful view of the
fure was not justified. There was nothing to indicate that the business intersits of New York would need more
space. The outlook last January nature
space the outlook last January mature
for merchants to reduce expenses in
accordance with the business done.
Plants were not doing as much as they
were capable of doing, and the prospect was that subdivision of space
twould again be resorted to by loft teninto and storekeepers to lessen cost of
spectures.

Brokers had already hundreds of clispits who wanted to part with part of
high trouble was primarily one of wide
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